

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
MONDAY, DECEMBER 16TH, 2024 (4PM)
7610 Hollister Boardroom**

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

Meeting was called to order at: 4:00 pm

Board Members present

Craig Nicholson - President
Joe Mora - Vice President
Christine Hall - Treasurer
Colin Smith - Member-at-Large
Tamara Simmons - Secretary

**Managers & Employees
present:**

Julia Ambat, Scribe

Homeowners present:

Cathy Leyva #369
Sharon Miller #263
Commodore Dixon #129 & #303

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

Cathy Leyva: Expressed concern about the upcoming change in management. She emphasized the importance of finding a trustworthy company with a strong reputation to fill the role.

Sharon: Agreed with Cathy's concerns.

Commodore: Requested an update regarding the situation. The Board provided details on the management change.

3. NEW BUSINESS (Board to consider, review and possibly vote on...)

a. Management Services

The Board interviewed six companies and received five proposals, thoroughly exploring options for management companies capable of handling the association's larger size. Craig provided an update on the selection process and outlined the next steps. During this meeting, the Board interviewed Ferguson Management Group in executive session.

Tamara moved to allow owners in attendance a limited time to ask questions of Ferguson Management. Colin seconded. The votes were as follows: Colin, Tamara, and Chris voted in favor; Craig and Joe voted against. The motion passed. No questions were asked.

Craig moved to enter executive session. Colin seconded. The motion was unanimously approved, and the Board moved to executive session at 4:10pm.

4. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); Interview / Contract

6. ADJOURNMENT at 5:26pm

Prepared By: Julia Ambat (Scribe)

